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Land in Mijas

Reference: R5271937



Bedrooms: by request

Bathrooms: by request

M² Build size:

Price: 299,000 €

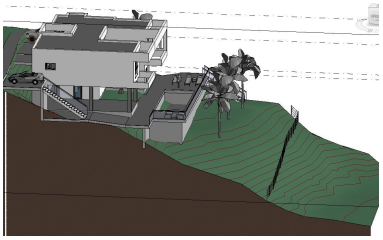
Status: Sale

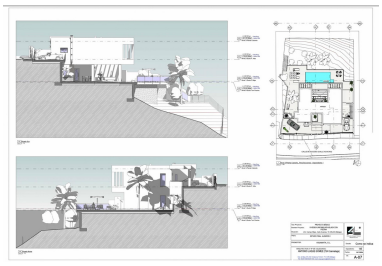
Property Type: Land

Parking places: by request

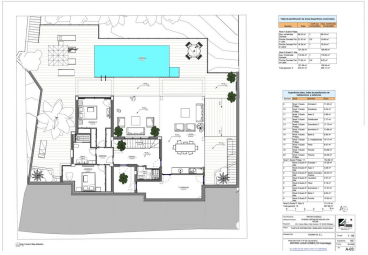
M² Plot Size: 761

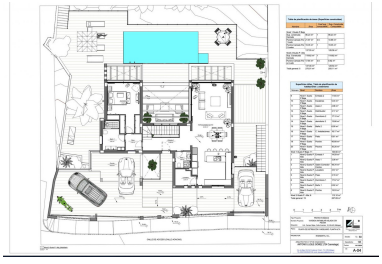












Overview:

At Luxury Realty, we understand that true value transcends mere square footage. It resides in potential, in vision, and in the strategic foresight to recognize an asset poised for exceptional growth. This is precisely what awaits you in Campo de Mijas, a highly sought-after enclave in the heart of Southern Spain's illustrious Costa del Sol.

We present a unique offering: a magnificent 761 m² urban plot, priced at €299,000, promising not just new-build potential but an exceptionally high upside. This is not just land; it is a meticulously identified strategic opportunity for those who aspire to create, invest, and prosper.

The Canvas Awaits: A Prime Urban Plot in Campo de Mijas

Some plots are destined for more than just construction; they demand a visionary conception. This 761 m² urban parcel in Campo de Mijas stands as one such rarity. Its intrinsic value is multifaceted, derived from its prime location, its intelligent pricing, and, most notably, its genuine, robust development margin. It is an asset thoughtfully curated for individuals who apprehend that wealth is not solely measured in dimensions, but in the sophisticated lifestyle and enduring value that can be meticulously crafted upon them.

Nestled within a consolidated, tranquil, and exceptionally well-connected residential community, this plot offers an enviable foundation. It provides the perfect stage for the development of a high-end, contemporary new-build villa, a residence perfectly attuned to the discerning demands of both national and international clientele. Here, the essence of luxury living—privacy, cutting-edge design, unparalleled efficiency, and serene proximity to the Mediterranean coast—converge seamlessly, without ever compromising on the tranquility that defines true exclusivity.

Mijas: A Jewel on the Costa del Sol

Mijas, a picturesque white-washed village nestled in the hills of Andalusia, epitomizes the charm and allure of Southern Spain. This prestigious location on the Costa del Sol offers an unparalleled lifestyle, blending traditional Spanish culture with modern amenities. From your future villa in Campo de Mijas, you'll enjoy swift access to pristine beaches, world-class golf courses, gourmet dining, and vibrant cultural experiences. The area boasts excellent connectivity, with Malaga International Airport just a short drive away, ensuring effortless travel. Living here means embracing the Mediterranean way of life: sun-drenched days, exquisite gastronomy, and a community renowned for its welcoming atmosphere. Mijas provides the perfect balance of peaceful residential living and convenient access to the bustling coastal towns of Marbella and Fuengirola, making it a stellar choice for both permanent residency and luxurious holiday retreats.

Envision Your Masterpiece: Developing a High-End Villa

This plot is an invitation to craft a bespoke sanctuary. Imagine a premium detached villa, architecturally striking and perfectly integrated into its landscape. Here, you can design expansive interiors that flow effortlessly into generous outdoor living spaces, complete with a shimmering private swimming pool and meticulously landscaped gardens. This is where modern aesthetics meet ultimate comfort, providing a haven of sophistication.

Lifestyle & Design:

The potential residence transcends mere habitation; it embodies an aspirational lifestyle. Envision open-plan living areas bathed in natural light, state-of-the-art kitchens, and luxurious en-suite bedrooms. Outdoor terraces become extensions of the home, ideal for al fresco dining, entertaining guests, or simply unwinding while soaking in the gentle Mediterranean breeze. This design flexibility allows for the creation of a product exquisitely suited for both high-value resale—appealing to an international market seeking contemporary elegance—and robust long-term capital appreciation, securing your legacy.

An Investment with Exceptional Leverage

The asking price of €299,000 for this prime plot is a deliberate strategic proposition, not merely a figure. It signifies an intelligently calculated entry point, one that, even under conservative financial projections, facilitates gross margins exceeding 40%. Such opportunities are becoming an increasingly rare phenomenon within the urban land market of Mijas, distinguishing this asset as a truly exceptional find.

By investing here, you are not just acquiring land; you are creating a high-liquidity asset within one of the most stable and consistently performing real estate markets on the entire Costa del Sol. This region continually attracts discerning buyers and investors due to its enduring appeal, robust tourism, and a lifestyle that remains perennially desirable. Furthermore, should you desire to accelerate your vision, a comprehensive, ready-to-go architectural project is available upon request, providing an immediate pathway to development.

A Vision Beyond the Ordinary

This plot does not aim to compete on price alone; its true distinction lies in its rationality, its inherent flexibility, and its superior positioning. It is an investment crafted for those with a discerning eye, an astute understanding of market dynamics, and a commitment to securing assets of enduring value. It represents a clear and compelling opportunity for:

- **Discerning Self-Developers:** Who seek a blank canvas for their architectural ambitions, prioritizing quality and location.
- **Savvy Investors:** Who demand security, significant returns, and tangible assets in a thriving market.
- **Exclusive Buyers:** Who desire a bespoke home tailored precisely to their specifications, without undertaking unnecessary risk in land acquisition.

Your Next Strategic Move Starts Here

If you possess the acumen to truly interpret market signals, you will recognize that assets of this caliber are seldom encountered and rarely linger. This is more than a purchase; it is an acquisition of future value and luxury. Contact Luxury Realty today to receive the comprehensive financial analysis, delve deeper into the project potential, and accurately assess how this unparalleled opportunity perfectly aligns with your sophisticated investment strategy.

Important Information for Prospective Buyers

The purchase of this property is subject to Property Transfer Tax (ITP), as regulated by Law 5/2021 on Transferred Taxes, with a general maximum rate of 7%. The taxable base will be the higher value between the deeded price and the cadastral reference value (art. 10 TRLITPAJD). Please note that reduced rates may apply depending on the buyer's personal circumstances. Public deed and Land Registry registration costs are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989) respectively, with an estimated range of €500 to €2,000 for notary fees and €250 to €1,500 for registry fees. Administrative services (gestoría), if voluntarily contracted, have fees that are freely set, typically estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). The total estimated cost for the buyer is approximately €299,000 (+10%). This estimate is indicative and provided in accordance with art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Intermediation fees are borne by the seller. LBB

Features: